



# City of San Marcos

## Regular Meeting Historic Preservation Commission November 4, 2021, 5:45 PM City Council Chambers 630 East Hopkins Street

**Due to COVID-19, this will be a hybrid (in-person/virtual) meeting. For more information on how to observe the virtual meeting, please visit:**  
**<https://sanmarcostx.gov/2861/Historic-Preservation-Commission-VideosA>**

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*The Historic Preservation Commission may adjourn into executive session to consider any item on the agenda if a matter is raised that is appropriate for Executive Session discussion. An announcement will be made on the basis for the Executive Session discussion. The Historic Preservation Commission may also publicly discuss any item listed on this agenda for Executive Session.*

### **I. Call To Order**

### **II. Roll Call**

- III. 30 Minute Citizen Comment Period:** *Persons wishing to participate (speak) during the citizen comment period must submit their written comments to [hpccommission@sanmarcostx.gov](mailto:hpccommission@sanmarcostx.gov) no later than **12:00 p.m. (noon)** on the day of the meeting. A call-in number to join by phone or link will be provided for participation on a mobile device, laptop or desktop computer. Timely submitted comments will be read aloud during the citizen comment portion of the meeting. Comments shall have a time limit of three minutes each. Any threatening, defamatory or other similar comments prohibited by Chapter 2 of the San Marcos City Code will not be read. Please indicate if you would like to speak in person.*

### **MINUTES**

1. Consider approval, by motion, of the October 14, 2021 regular meeting minutes.

### **PRESENTATION**

2. Receive a presentation from Izabella Nuckels and the students from the Materials Conservation Lab at the University of Texas' School of Architecture regarding the findings of a materials sample taken from the Dunbar School Home Economics Building in September.

## **PUBLIC HEARINGS**

Written comments or requests to join in a public hearing must be sent to [hpccommission@sanmarcostx.gov](mailto:hpccommission@sanmarcostx.gov) the day prior to the meeting and no later than **12:00 p.m. (noon)** on the day of the hearing. A call-in number to join by phone or link will be provided for participation on a mobile device, laptop or desktop computer. Comments shall have a time limit of three minutes each. Any threatening, defamatory or other similar comments prohibited by Chapter 2 of the San Marcos City Code will not be read. Any additional information regarding this virtual meeting may be found at the following link: <https://sanmarcostx.gov/2861/Historic-Preservation-Commission-VideosA>. Please indicate if you would like to speak in person.

3. **HPC-21-16 (621 West San Antonio Street)** Hold a public hearing and consider a request for a Certificate of Appropriateness by Ron Balderach, on behalf of Stephen and Alicia Dasso, to allow the replacement of the existing composition shingle roof with a standing seam metal roof.

## **DISCUSSION ITEMS**

4. Discussion regarding the narrative of the Merriman Cabin, a locally designated landmark, and provide feedback.
5. Updates on the following:
  - a. Dunbar School Home Economics Building
  - b. Texas Historical Commission Certified Local Government Grant Application

## **IV. FUTURE AGENDA ITEMS**

Board Members may provide requests for discussion items for a future agenda in accordance with the board's approved bylaws. *(No further discussion will be held related to topics proposed until they are posted on a future agenda in accordance with the Texas Open Meetings Act.)*

## **V. QUESTION AND ANSWER SESSION WITH PRESS AND PUBLIC**

This is an opportunity for the Press and Public to ask questions related to items on this agenda. Persons wishing to participate remotely in the Q&A session must email [hpccommission@sanmarcostx.gov](mailto:hpccommission@sanmarcostx.gov) beginning the day prior to the meeting and before 12:00PM the day of the meeting. A call-in number to join by phone or link will be provided for participation on a mobile device, laptop or desktop computer. If attending in person, no sign up is required.

## **VI. ADJOURNMENT**

Notice of Assistance at the Public Meetings

The City of San Marcos is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. If requiring Sign Language Interpreters or alternative formats, please give notice at least 2 days (48 hours) before the

meeting date. Individuals who require auxiliary aids and services for this meeting should contact the City of San Marcos ADA Coordinator at 512-393-8000 (voice) or call Texas Relay Service (TRS) by dialing 7-1-1. Requests can also be faxed to 855-461-6674 or sent by e-mail to [ADArequest@sanmarcostx.gov](mailto:ADArequest@sanmarcostx.gov).

For more information on the Historic Preservation Commission, please contact Alison Brake, Historic Preservation Officer at 512.393.8232 or [abrake@sanmarcostx.gov](mailto:abrake@sanmarcostx.gov).



# CITY OF SAN MARCOS

## Meeting Minutes

### Historic Preservation Commission

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Thursday, October 14, 2021

5:45 PM

Hybrid Meeting

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**Due to COVID-19, this was a hybrid in-person/virtual meeting. For more information on how to observe the virtual meeting, please visit:**

**<https://sanmarcostx.gov/2861/Historic-Preservation-Commission-VideosA>**

#### **I. Call To Order**

With a quorum present the regular meeting of the San Marcos Historic Preservation Commission was called to order at 5:45 p.m. on Thursday, October 14, 2021.

#### **II. Roll Call**

**Present** 6 – Commissioner Perkins, Commissioner Holder, Commissioner Arlinghaus, Commissioner Rogers, Commissioner Little, and Commissioner Baker  
**Absent** 1 – Commissioner Paniagua

#### **III. 30 Minute Citizen Comment Period:**

1. Lila Knight, Kyle Texas, stated that Hays County has not been receiving public notices. Encouraged City staff to sit down with Judge Becerra's Office to determine why.
2. Bill Parrish, no address given, sent in written comments which were read into record. He believes that the draft minutes are incomplete, inadequate, and misleading.

### **MINUTES**

#### **1. Consider approval, by motion, of the September 2, 2021 regular meeting minutes.**

A motion was made by Commissioner Arlinghaus, seconded by Commissioner Perkins to approve the minutes as presented. The motion carried by the following vote:

**For:** 5 – Commissioner Perkins, Commissioner Holder, Commissioner Arlinghaus, Commissioner Rogers, and Commissioner Little  
**Against:** 0  
**Abstain:** 1 – Commissioner Baker



**PUBLIC HEARINGS**

- 2. HPC-21-09 (202 North LBJ Drive, Suite A) Hold a public hearing and consider a request for a Certificate of Appropriateness by Kypruos Design Group, on behalf of Axis Bar, to allow the replacement of the existing shade structure over an existing outdoor seating area with metal roofing material.**

Alison Brake gave a presentation outlining the request. She concluded the request to allow the replacement of the existing shade structure over an existing outdoor seating area with metal roofing material is consistent with the San Marcos Development Code [Sections 4.5.2.1(l)(1)(f), 4.5.2.1(l)(1)(g), and 4.5.2.1(l)(1)(j)], the Secretary of the Interior Standards [Standard Numbers 1, 2, 3, 5, 9, and 10], and the Historic District Design Guidelines [Sections C.2.2.4 and C.2.2.7]. She concluded the request is neutral against the Secretary of the Interior Standards [Standard Numbers 4 and 6].

Kip Kypruos, applicant, stated that he was available for questions.

Lila Knight, Kyle, Texas, stated that while this building is a significant building in the Downtown Historic District, she was not opposed to the request. She stated that it was a temporary structure but was concerned that the Historic Design Guidelines were silent on items such as this.

There were no further questions and Chair Perkins closed the public hearing.

**A motion was proposed by Commissioner Rogers, seconded by Commissioner Arlinghaus, to approve the replacement of the existing shade structure over an existing outdoor seating area with metal roofing material for the reasons stated in the staff report.**

**The motion carried by the following vote:**

**For: 6** – Commissioner Perkins, Commissioner Holder, Commissioner Arlinghaus, Commissioner Rogers, Commissioner Little, and Commissioner Baker

**Against: 0**

- 3. HPC-21-14 (1107 West San Antonio Street) Hold a public hearing and consider a request for a Certificate of Appropriateness by Amy Kennedy, on behalf of Grady Burnette to allow exterior alterations to the property, including, but not limited to, replacement of the roof, repair and replacement of the windows, installation of a wood privacy fence located around the sides and rear of the property, and replacement of the front door.**

Alison Brake gave a presentation outlining the request. She concluded the request to allow replacement of the composition shingle roof with a standing seam metal roof is consistent with the San Marcos Development Code [Sections 4.5.2.1(l)(1)(g) and 4.5.2.1(l)(1)(h)], the Secretary of the Interior Standards [Standard Numbers 1, 2, and 9], and the Historic District Design Guidelines [Sections C.3.3.6, and C.3.4.2]. She concluded the request is neutral against the Secretary of the Interior Standards [Standard Numbers 5 and 6].

She concluded the request for addition of a new wood window along the Johnson Avenue façade is consistent with the San Marcos Development Code [Sections 4.5.2.1(l)(1)(c) and 4.5.2.1(l)(1)(g)], the Secretary of the Interior Standards [Standard Numbers 1 and 9], and the Historic District Design Guidelines [Section C.3.3.5]. She concluded the request is inconsistent against the Secretary of the Interior Standards [Standard Numbers 4 and 10] and neutral against the Secretary of the Interior Standards [Standard Numbers 3 and 7].

She concluded the request for the replacement of five (5) windows on lower level of home along the Johnson Avenue and south-facing façades and the installation of new wood windows where windows are currently missing entirely and boarded up on lower level of home along south-facing is consistent with the San Marcos Development Code [Sections 4.5.2.1(l)(1)(c), 4.5.2.1(l)(1)(d), and 4.5.2.1(l)(1)(g)], the Secretary of the Interior Standards [Standard Number 6], and the Historic District Design Guidelines [Section C.3.3.5]. She concluded the request is inconsistent against the Secretary of the Interior Standards [Standard Numbers 4 and 5] and neutral against the Secretary of the Interior Standards [Standard Numbers 1, 2, 3, 7, and 9].

She concluded the request for the new six-foot-tall wood privacy fence along the side and rear property lines is consistent with the San Marcos Development Code [4.5.2.1(l)(1)(d), 4.5.2.1(l)(1)(g), and 4.5.2.1(l)(1)(i)], the Secretary of the Interior Standards [Standard Numbers 1, 9, and 10], and the Historic District Design Guidelines [Section C.3.2.5(E)(6)]. She concluded that the replacement of the front door is consistent with the San Marcos Development Code [Sections 4.5.2.1(l)(1)(d), 4.5.2.1(l)(1)(e) and 4.5.2.1(l)(1)(f)], and the Historic District Design Guidelines [Section C.3.3.4]. She concluded the request is neutral against the Secretary of the Interior Standards [Standard Numbers 1, 2, 3, 4, 5, 6, and 9].

Amy Kennedy, applicant, stated she was available for questions

Lila Knight, Kyle, Texas, stated that she was in support of the request. She thanked the applicant for submitting very clear backup material.

There were no further questions and Chair Perkins closed the public hearing.

**A motion was proposed by Commissioner Perkins, seconded by Commissioner Arlinghaus, to approve replacement of the composition shingle roof with a standing seam metal roof, addition of a new wood window along the Johnson Avenue façade, replacement of five (5) windows on lower level of home along the Johnson Avenue and south-facing façades, installation of new wood windows where windows are currently missing entirely and boarded up on lower level of home along south-facing façade, new six-foot-tall wood privacy fence along the side and rear property lines, and replacement of the front door for the reasons stated in the staff report.**

**The motion carried by the following vote:**

**For: 6** – Commissioner Perkins, Commissioner Holder, Commissioner Arlinghaus, Commissioner Rogers, Commissioner Little, and Commissioner Baker

**Against: 0**

**4. HPC-21-15 (546 Lindsey Street) Hold a public hearing and consider a request for a Certificate of Appropriateness by Danny Putegnat to allow the replacement of the existing, original wood windows with new wood, block frame windows.**

Alison Brake gave a presentation outlining the request. She concluded the request the replacement of the existing, original wood windows with new wood, block frame windows is consistent with the San Marcos Development Code [Sections 4.5.2.1(I)(1)(c), 4.5.2.1(I)(1)(d), and 4.5.2.1(I)(1)(g)] and the Historic District Design Guidelines [Section C.3.3.5]. She concluded that the request is inconsistent with the Secretary of the Interior Standards [Standard Numbers 4 and 5] and is neutral against the Secretary of the Interior Standards [Standard Number 1, 2, 3, 6, 7, and 9].

Alex Tapp, applicant, was available for questions. He stated that he did not realize a Certificate of Appropriateness was required to install a fence on the property.

Lila Knight, Kyle, Texas, stated that she was in support of the request. She stated that she wished there was more information regarding the design of the pickets.

There were no further questions and Chair Perkins closed the public hearing.

**A motion was proposed by Commissioner Perkins, seconded by Commissioner Arlinghaus, to approve the replacement of the existing, original wood windows with new wood, block frame windows (Option #3 as presented in the meeting) as the request met the criteria of the San Marcos Development Code [Sections 4.5.2.1(I)(1)(c), 4.5.2.1(I)(1)(d), and 4.5.2.1(I)(1)(g)] and is consistent with the Historic District Design Guidelines and Secretary of the Interior's Standards.**

**The motion carried by the following vote:**

**For: 4** – Commissioner Holder, Commissioner Arlinghaus, Commissioner Rogers, and Commissioner Little

**Against: 2** – Commissioner Perkins and Commissioner Baker

**5. 133 South LBJ Drive Demolition Review (Permit #2021-37351) Hold a public hearing and consider the 90-day demolition delay period and discuss alternatives to demolition and methods for potential preservation of historic character of the property.**

Alison Brake gave a presentation outlining the request and reviewed the criteria for demolition delay with the Commission.

Kyle Bucham, 501 Blanco River Ranch, applicant, stated he was available for questions. He explained his intent to restore the front façade of the building.

Lila Knight, Kyle, Texas, thanked staff for the notice and explained she was in favor of the demolition request. She cautioned the applicant to take precaution when demolishing that rear unit to avoid any structural damage to the remaining building.

There were no further questions and Chair Perkins closed the public hearing.

**A motion was proposed by Commissioner Arlinghaus, seconded by Commissioner Little, that the concrete masonry unit portion of the building at the rear of the building, the aluminum slipcover on the front façade of the building, and the awning attached to the front façade of the building were not historically significant and the demolition permit #2021-37357 can be issued without further notice.**

**The motion carried by the following vote:**

**For: 5** – Commissioner Perkins, Commissioner Arlinghaus, Commissioner Rogers, Commissioner Little and Commissioner Baker  
**Against: 1** – Commissioner Holder

### **DISCUSSION ITEMS**

**6. Updates on the following:**

- a. Dunbar Home Economics Building**
- b. Landmark Plaques**

Staff provided an update regarding the September site visit to the Dunbar Home Economic Building with the Materials Conservation Lab students from the University of Texas' School of Architecture. They will present their findings at the November meeting.

Staff stated that they had not had a chance to verify dates of construction. Commissioner Perkins stated that Ms. Knight and Preservation Texas had provided information to him regarding some of the city's landmarks. Commissioner Perkins stated research conducted by Preservation Texas shows that the Merriman Cabin may not have been constructed by Dr. Merriman and that the narrative behind the landmark may need to be revisited. Director Mattingly requested that this information be shared with staff.

### **FUTURE AGENDA ITEMS**

No new agenda items were added.

### **QUESTION AND ANSWER SESSION WITH PRESS AND PUBLIC**

No one spoke.

**THERE BEING NO FURTHER BUSINESS CHAIR PERKINS DECLARED THE MEETING ADJOURNED AT 7:15 P.M.**

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Ryan Patrick Perkins, Chair

### **ATTEST:**

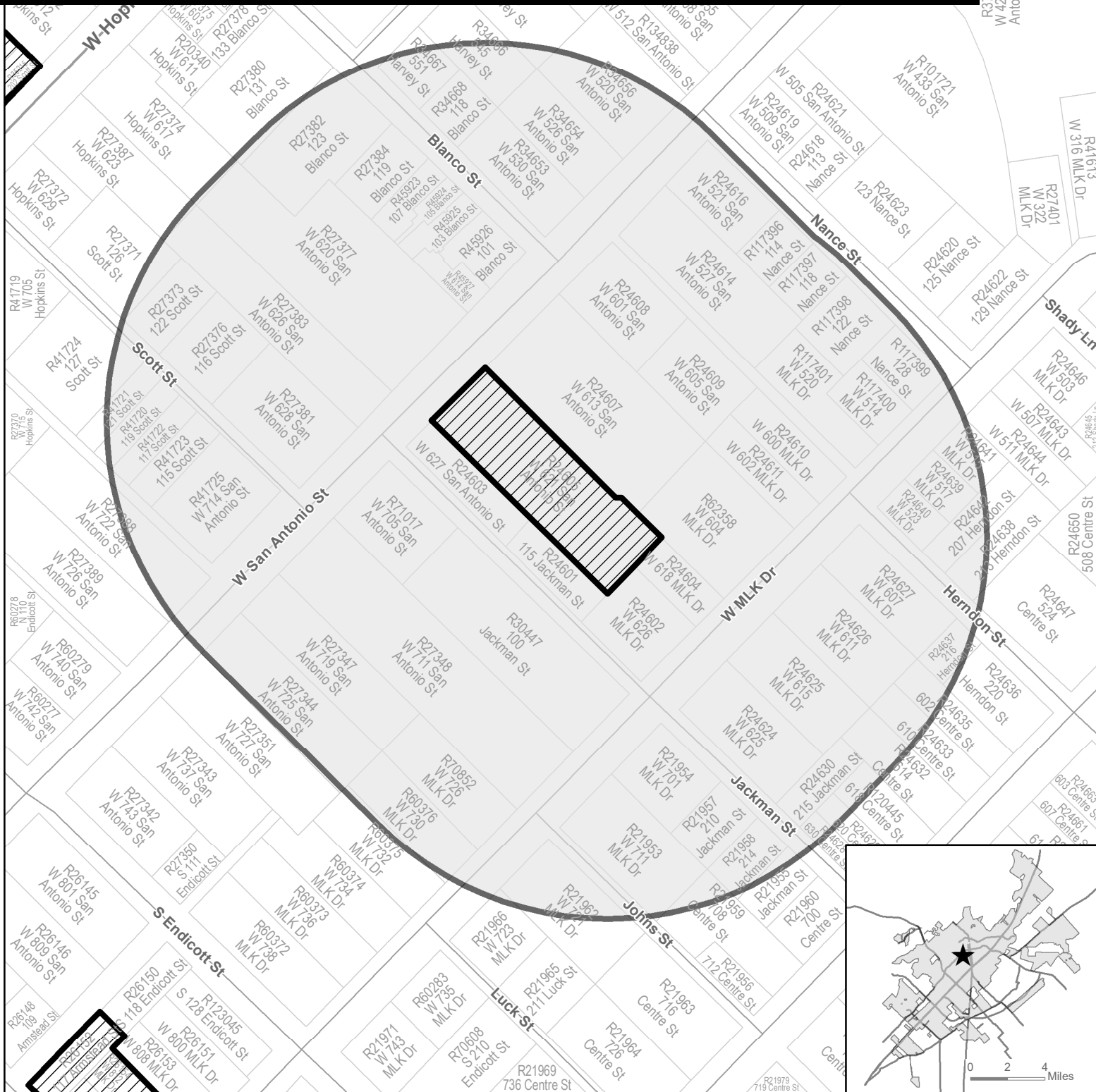
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Alison Brake, Historic Preservation Officer

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R38014  
W 411 San  
Antonio St

R37962  
W 421 San  
Antonio St



★ Site Location

 Subject Property

 400' Buffer

 Parcel

 City Limit



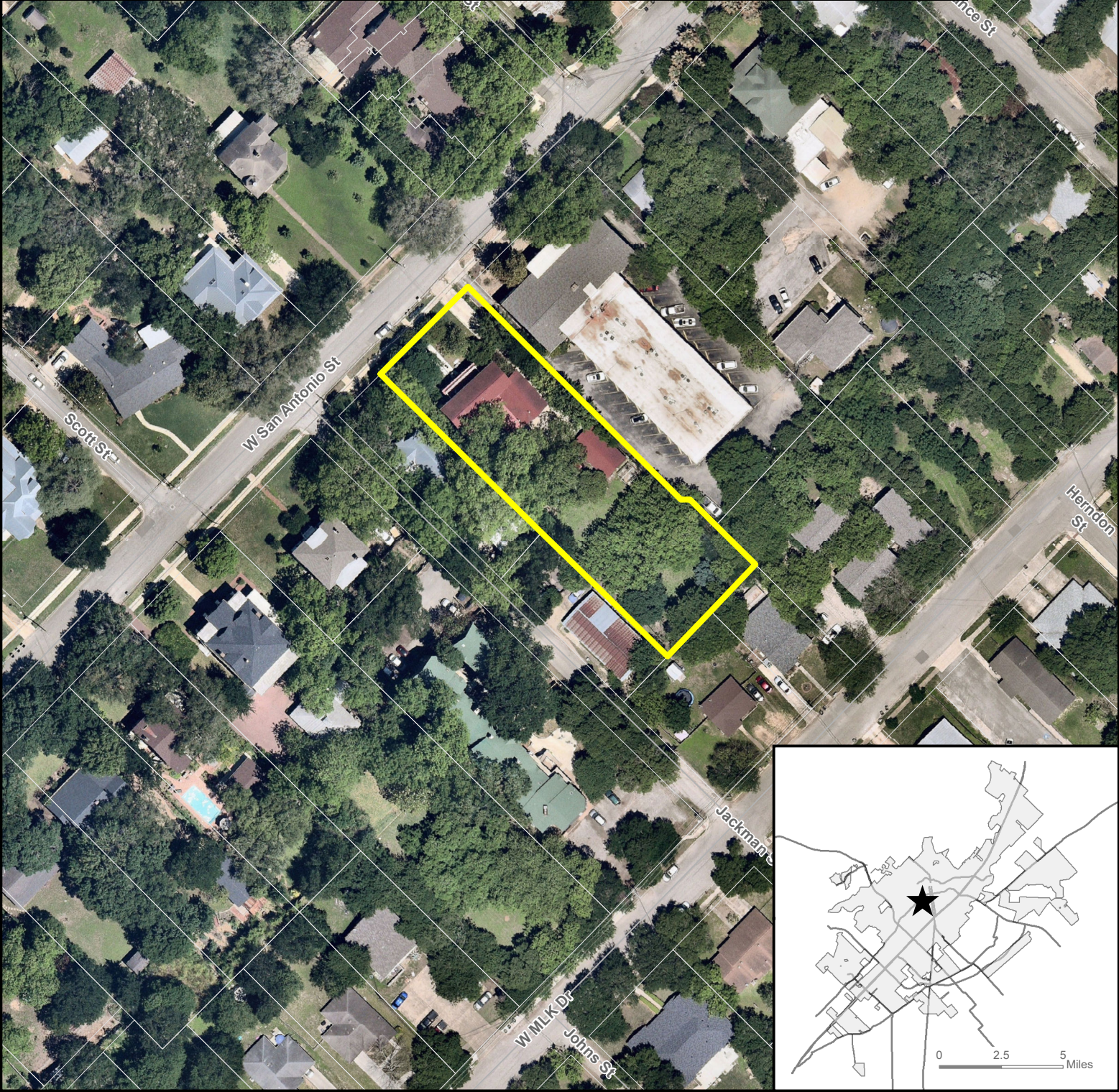
0 100 200 400 Feet

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

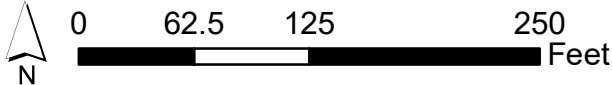
Map Date: 10/19/2021



# HPC-21-16 Aerial View Roof Replacement — 621 West San Antonio Street



- ★ Site Location
- Subject Property
- Parcel
- City Limit



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

Map Date: 10/19/2021



# Certificate of Appropriateness

## HPC-21-16 (621 West San Antonio Street)



### Summary

<b>Request:</b>	Replacement of the composition shingle roof with a standing seam metal roof.		
<b>Applicant:</b>	Ron Balderach Balderach & Co., Inc. 107 Rogers Ridge San Marcos, TX 78666	<b>Property Owner:</b>	Stephen & Alicia Dasso 621 West San Antonio Street San Marcos, TX 78666

### Notification

<b>Personal Mailing:</b>	October 22, 2021	<b>Posted Notice:</b>	October 22, 2021
<b>Response:</b>	None as of the date of this report		

### Property Description

<b>Address:</b>	621 West San Antonio Street (See: Aerial Map)		
<b>Location:</b>	North of the intersection with Scott Street		
<b>Historic District:</b>	San Antonio Street	<b>Contributing Structure</b>	Yes
<b>Date Constructed:</b>	1868	<b>My Historic SMTX Resources Survey:</b>	High
<b>National Register of Historic Places:</b>	Listed – 1983 (Ragsdale-Jackman-Yarbrough House)	<b>Recorded Texas Historic Landmark:</b>	Yes- 1972 (Ragsdale-Jackman-Yarbrough House)
<b>Building Description:</b>	Two-story, 3,118 sq. ft. single-family Greek Revival-style residential home.		

### My Historic SMTX Historic Resources Survey Summary

<b>Low</b>	<b>Medium</b>	<b>X High</b>
<p>High priority properties are those resources which have retained integrity, are significant or rare examples of a particular type or style, and/or have significant associations with the community. Typically, high priority properties are recommended as National Register of Historic Places (NRHP) or local landmark eligible either individually or as part of a potential historic district based on the results of research and survey efforts.</p> <p>The database states the property boasts a side-gabled roof, original wood siding, original wood windows, and original Italianate-influenced double door with transom, and original decorative roof brackets. The Official Texas Historic Marker states that the home was built in 1868 for Peter G. Ragsdale (1810-1882), a veteran of the army of the Republic of Texas. Following his death, his wife Elmira operated a girls school in the home until it sold in 1891 to William T. Jackman, a trail driver to Kansas (1870s-80s) and Hays County sheriff (1892-1912). Mr. Jackman was also the postmaster of San Marcos (1913-1920) and president of the Trail Drivers Association (1931-1937). The home was restored in 1947 by Mr. and Mrs. Yancy Yarbrough, who were local educators. The NRHP nomination form notes this home as oldest occupied residence in town. (See Attached, Historic Resources Survey Inventory Form and 1983 National Register of Historic Places Nomination Form)</p>		

# Certificate of Appropriateness

## HPC-21-16 (621 West San Antonio Street)



### Current Request

The applicant is proposing a standing seam design that would be a natural finish metal that meets energy star ratings.

Please refer to attached documents for the cut sheet from the roof manufacturer.

### My Historic SMTX Photograph



Staff Evaluation	Criteria for Approval (Sec.2.5.5.4)
<b><u>No Affect</u></b>	Consideration of the effect of the activity on historical, architectural, or cultural character of the Historic District or Historic Landmark <b><i>Approval of the request would not affect the activity noted above.</i></b>
<b><u>N/A</u></b>	For Historic Districts, compliance with the Historic District regulations
<b><u>No</u></b>	Whether the property owner would suffer extreme hardship, not including loss of profit, unless the certificate of appropriateness is issued <b><i>The property owner will not suffer an extreme hardship</i></b>
<b><i>See Analysis Below</i></b>	The construction and repair standard and guidelines cited in Section 4.5.2.1



# Certificate of Appropriateness

HPC-21-16 (621 West San Antonio Street)



Staff Evaluation			<b>Construction and Repair Standards (Sec.4.5.2.1(I))</b> New construction and existing buildings and structures and appurtenances thereof within local Historic Districts that are moved, reconstructed, materially altered or repaired shall be visually compatible with other buildings to which they are visually related generally in terms of the following factors; provided, however, these guidelines shall apply only to those exterior portions of buildings and sites visible from adjacent public streets:
Consistent	Inconsistent	Neutral	
		<u>N/A</u>	a. <u>Height</u> . The height of a proposed building shall be visually compatible with adjacent buildings.
		<u>N/A</u>	b. <u>Proportion of Building's front Facade</u> . The relationship of the width of a building to the height of the front elevation shall be visually compatible to the other buildings to which it is visually related.
		<u>N/A</u>	c. <u>Proportion of openings within the facility</u> . The relationship of the width of the windows in a building shall be visually compatible with the other buildings to which it is visually related.
		<u>N/A</u>	d. <u>Rhythm of solids to voids in front Facades</u> . The relationship of solids to voids in the front facade of a building shall be visually compatible with the other buildings to which it is visually related.
		<u>N/A</u>	e. <u>Rhythm of spacing of Buildings on Streets</u> . The relationship of a building to the open area between it and adjoining buildings shall be visually compatible to the other buildings to which it is visually related.
		<u>N/A</u>	f. <u>Rhythm of entrance and/or porch projection</u> . The relationship of entrances and porch projections to sidewalks of a building shall be visually compatible to the other buildings to which it is visually related.
<u>X</u>			g. <u>Relationship of materials, texture and color</u> . The relationship of the materials, and texture of the exterior of a building including its windows and doors, shall be visually compatible with the predominant materials used in the other buildings to which it is visually related. <b>Several homes in the San Antonio Street Districts boast metal roofs</b>
<u>X</u>			h. <u>Roof shapes</u> . The roof shape of a building shall be visually compatible with the other buildings to which it is visually related. <b>The roof shape will be retained.</b>
		<u>N/A</u>	i. <u>Walls of continuity</u> . Appurtenances of a building including walls, fences, and building facades shall, if necessary, form cohesive walls of enclosure along a street, to ensure visual compatibility of the building to the other buildings to which it is visually related.

# Certificate of Appropriateness

HPC-21-16 (621 West San Antonio Street)



Staff Evaluation			Construction and Repair Standards (Sec.4.5.2.1(I))
Consistent	Inconsistent	Neutral	
		<u>N/A</u>	<u>i. Scale of a Building.</u> The size of a building, the mass of a building in relation to open areas, the windows, door openings, porches and balconies shall be visually compatible with the other buildings to which it is visually related.
<b><i>See Attached Historic District Guidelines (if necessary) See Secretary of the Interior Standards Analysis Below</i></b>			The Historic Preservation Commission may use as general guidelines, in addition to the specific guidelines contained in this section, the Historic District Guidelines located in Appendix C of the San Marcos Design Manual, and the current Standards for Historic Preservation Projects issued by the United States Secretary of the Interior. <b><i>See attached Sections C.3.3.6 and C.3.4.2, Historic District Design Guidelines, Appendix C, San Marcos Design Manual</i></b>

# Certificate of Appropriateness

HPC-21-16 (621 West San Antonio Street)



Staff Evaluation			Secretary of the Interior Standards for Rehabilitation
Consistent	Inconsistent	Neutral	
<u>X</u>			1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships. <b><i>The home will still be utilized as a single-family residence.</i></b>
<u>X</u>			2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided. <b><i>The composition shingles are not distinctive materials to this property.</i></b>
<u>X</u>			3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken. <b><i>Type the response in italics</i></b>
		<u>X</u>	4. Changes to a property that have acquired historic significance in their own right will be retained and preserved. <b><i>There is no indication that the composition shingle roofing material is original to the home. The applicant dates the roofing material to the 1980s.</i></b>
<u>X</u>			5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved. <b><i>The composition shingles are not distinctive materials to this property.</i></b>
		<u>X</u>	6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence. <b><i>There is no indication that the composition shingle roofing material is original to the home. The applicant dates the roofing material to the 1980s.</i></b>
		<u>N/A</u>	7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

# Certificate of Appropriateness

HPC-21-16 (621 West San Antonio Street)



Staff Evaluation			Secretary of the Interior Standards for Rehabilitation
Consistent	Inconsistent	Neutral	
		<u>N/A</u>	8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
<u>X</u>			9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment. <b><i>There is no indication that the composition shingle roofing material is original to the home. Changing the roofing material will not destroy historic materials, features, and spatial relationships and is compatible with the historic materials, features, size, scale and proportion, and massing</i></b>
		<u>N/A</u>	10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

# TEXAS HISTORICAL COMMISSION

306

## Historic Resources Survey Form

**Project #:** 00046

**County:** Hays

**Address No:** 621

**Street Name:** W SAN ANTONIO ST

**Local Id:** R24605

**City:** SAN MARCOS

**Block:** 2

### SECTION 1

#### Basic Inventory Information

**Current Name:**

**Historic Name:** Ragsdale-Jackman-Yarbrough House

**Owner Information** **Name:** MCCARTY KATHRYN A & DAVID A

**Address:** 621 W SAN ANTONIO ST **City:** SAN MARCOS **State:** TX **Zip:** 78666

**Geographic Location** **Latitude:** 29.878982 **Longitude:** -97.946246 **Parcel Id** Phase 2

**Legal Description (Lot/Block):** D S COMBS 9-34 LOT NE PT OF 1 & NW PT OF 2 BLK 1 GEO#90203840

**Addition/Subdivision:** **Year:**

**Property Type:** Building **Listed NR District Name:** San Antonio Street Local Historic District

**Current Designations:** ☐ NR District

☐ NHL ☒ NR ☒ RTHL ☒ OTHM ☐ HTC ☐ SAL ☒ Local ☐ Other **Is property contributing?** ☒

**Architect:**

**Builder**

**Construction Date:** 1868

**Source** OTHM/RTHL, NRHP Nom

**Recorded By:** Elizabeth Porterfield/Hicks & Company

**Date Recorded:** 2/1/2019

#### Function

**Current:** Domestic

**Historic:** Domestic



### SECTION 2

#### Architectural Description

Ca. 1868 Greek Revival-style residence; side-gabled roof, original wood siding, original wood windows, and original Italianate-influenced double door with transom, and original balcony balustrade; decorative roof brackets; per OTHM, built in 1868 for Peter G. Ragsdale (1810-1882); his wife Elmira operated a girls school here after his death; sold in 1891 to William T. Jackman (trail driver and Hays Co. sheriff); restored in 1947 by Mr. and Mrs. Yancy Yarbrough; noted in NR nom as oldest occupied residence in town

☒ Additions, modifications **Explain:** Per NR nom, orig. round porch supports replaced with square pillars in 1947

☐ Relocated **Explain:**

# TEXAS HISTORICAL COMMISSION

306

## Historic Resources Survey Form

**Project #:** 00046

**Local Id:** R24605

**County:** Hays

**City:** SAN MARCOS

**Address No:** 621

**Street Name:** W SAN ANTONIO ST

**Block:** 2

### Stylistic Influence

Greek Revival, Italianate (influences)

### Structural Details

#### Roof Form

Gable

#### Plan

Rectangular

#### Roof Materials

Composition Shingles

#### Chimneys

#### Wall Materials

Wood Siding

#### Porches/Canopies

**FORM** Flat Roof, Balcony

**SUPPORT** Box columns; Jigsawn balustrade

**MATERIAL**

#### Windows

Wood,, Double hung

#### Doors (Primary Entrance)

Double (original), With Transom

#### Landscape Features

### ANCILLARY BUILDINGS:

Garage: Detached garage

Barn:

Shed:

Other:

### SECTION 3 Historical Information

#### Associated Historical Context

Architecture, Community Development, Education

#### Applicable National Register (NR) Criteria:

- ☒ **A** Associated with events that have made a significant contribution to the broad pattern of our history
- ☐ **B** Associated with the lives of persons significant in our past
- ☒ **C** Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- ☐ **D** Has yielded, or is likely to yield, information important in prehistory of history

#### Areas of Significance:

Significant/intact example of type/style; reflects mid-19th-cent. neighborhood dev.; assoc. with former girls school

#### Periods of Significance:

ca. 1868-1975

**Levels of Significance:** ☐ National ☐ State ☒ Local

**Integrity:** ☒ Location ☒ Design ☒ Materials ☒ Workmanship ☒ Setting ☒ Feeling ☒ Association

#### Integrity Notes:

**Individually Eligible?** Yes

**Within Potential NR District?:** Yes

**Is Property Contributing?:** ☒

**Potential NR District Name:** San Antonio Street Historic District

**Priority** High

**Explain:** NRHP listed; RTHL/OTHM; contributing to local historic district

#### Other Information

**Is prior documentation available for this resource?** Yes

**Type** ☐ HABS ☐ Survey ☒ Other

#### Documentation Details:

NR Nom, 1983; OTHM



**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only

received

date entered

Continuation sheet

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17. Name: ☒ Ragsdale-Jackman-Yarbrough House

Location: 621 ~~West~~ San Antonio ~~Street~~

Classification: Category - building; Ownership - private; Status - occupied;  
Accessible - yes, restricted; Present use - residence.

Owner of property: Mr. and Mrs. Yancy Yarbrough  
621 West San Antonio Street  
San Marcos, Texas 78666

Description: Condition - good; Altered; Original site.

In plan, the two-story Ragsdale-Jackman-Yarbrough House generally follows a rectangular layout with central hall. A one-story kitchen and library extends toward the east. The front (northwest) facade is symmetrical. A flat-roofed, three-bay porch on square pillars and eight shuttered windows with four-over-four lights are centered on the round-arch double front door which is mirrored above by a single door. A gable roof, now covered in red asbestos shingles, runs the long axis of the building. A cross gable covers the rear wing, a shed roof the rear enclosed porch. Brackets are found under the eaves along with an elegant geometric frieze formed of moldings. The cypress siding is painted white.

Because of its age and many occupants, the house has been changed over the years. The most marked alteration outside is the porch. Round columns to replace the originals could not be found in 1947, so square pillars were used and the porch floor was finished in concrete and ceramic tile. The balusters on the balcony are original, however. The windows and doors on the main facades are appropriate to the period, except for one aluminum screen. In the rear, a screened porch was expanded slightly and enclosed. A wall separating the living room and dining room was moved back, and the fireplace shifted to make the space symmetrical. Some interior surfaces were covered.

Since it dates from the last days of the Greek Revival period, the house was always simply detailed. These alterations, therefore, have made less impact than they might have. The home is graciously decorated, using some hand-carved furniture and Mrs. Yarbrough's exquisite rugs and needlepoint. The old carved staircase is still the centerpiece of the house.

An unobtrusive 1940s-style frame garage is located to the east of the house. Behind the house and garage stretches a large shaded yard.

Significance: Period - 1800-1899; Areas of significance - architecture, exploration/  
settlement. Specific dates - 1868.



United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Inventory—Nomination Form

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received

date entered

Continuation sheet

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The Ragsdale-Jackman-Yarbrough House is the oldest occupied residence in town, and may also be the oldest frame house. Built in 1868, it displays the symmetry still popular from the Greek Revival period, embellished with restrained, early Italianate detail. Its owners have contributed much to local history.

Peter Ragsdale, who had the house built of lumber hauled by oxtteam from Indianola, on the Gulf coast, was a veteran of the Texas Revolution. He had sold beef to Sam Houston's army and fought at the battle of San Jacinto. After the war, he established a trading post in the next county and worked as a civil engineer. After his death, Mrs. Ragsdale operated a school for girls and a hospital for female Coronal students in the home. In 1890, she sold the house to William Turner ("Uncle Billy") Jackman, who had made about 13 cattle drives to northern markets over the previous 20 years. Jackman was elected to the sheriff's office in 1892, and served 20 colorful years. A legend that he kept prisoners overnight in the crawlspace under the house was lent credence when the present owners found a trap door in the library floor. During Woodrow Wilson's two terms, Jackman was postmaster in San Marcos. He was known for his well-told stories of Texas history, and died in 1939. In 1947, the house was bought and refurbished by Nancy and Merle Yarbrough, highly respected San Marcos educators.

## Bibliography:

Tula Townsend Wyatt and Yancy Yarbrough, "The Yarbrough Residence, 621 West San Antonio Street." Monograph prepared for the Heritage Association of San Marcos Tours of Distinction, 1981. On file at the San Marcos Public Library.

Geographical information: Acreage - less than one acre.

UTM reference - 14 / 601780 / 3305670

Verbal Boundary Description - D.S. Combs Addition, Block 1, east part of Lot 1, west part of Lot 2. The lot measures 99 feet along West San Antonio, beginning at a point 50 ft. north of the intersection of W. San Antonio and Jackman Streets, and is 303 ft. deep.



NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Ragsdale-Jackman-Yarbough House (San Marcos  
MRA)  
Hays County  
TEXAS

Working No. 7-14-83  
Fed. Reg. Date: 2-7-84  
Date Due: 8/4/83 - 8/28/83  
Action: ☒ ACCEPT 8/26/83  
☐ RETURN  
☐ REJECT  
Federal Agency: \_\_\_\_\_

- ☐ resubmission  
☐ nomination by person or local government  
☐ owner objection  
☐ appeal

Entered in the \_\_\_\_\_  
National Register \_\_\_\_\_

Substantive Review: ☐ sample ☐ request ☐ appeal ☐ NR decision

Reviewer's comments:

Recom./Criteria \_\_\_\_\_  
Reviewer \_\_\_\_\_  
Discipline \_\_\_\_\_  
Date \_\_\_\_\_  
\_\_\_\_\_ see continuation sheet

Nomination returned for: \_\_\_\_\_ technical corrections cited below  
\_\_\_\_\_ substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? ☐ yes ☐ no

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

- ☐ summary paragraph  
☐ completeness  
☐ clarity  
☐ alterations/integrity  
☐ dates  
☐ boundary selection



---

## 8. Significance

Period      Areas of Significance—Check and justify below

Specific dates      Builder/Architect

Statement of Significance (*in one paragraph*)

- ☐ summary paragraph
- ☐ completeness
- ☐ clarity
- ☐ applicable criteria
- ☐ justification of areas checked
- ☐ relating significance to the resource
- ☐ context
- ☐ relationship of integrity to significance
- ☐ justification of exception
- ☐ other

---

## 9. Major Bibliographical References

---

## 10. Geographical Data

Acreage of nominated property \_\_\_\_\_

Quadrangle name \_\_\_\_\_

UTM References \_\_\_\_\_

Verbal boundary description and justification \_\_\_\_\_

---

## 11. Form Prepared By

---

## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

\_\_\_\_ national      \_\_\_\_ state      \_\_\_\_ local

State Historic Preservation Officer signature

title

date

---

## 13. Other

- ☐ Maps
- ☐ Photographs
- ☐ Other

Questions concerning this nomination may be directed to \_\_\_\_\_

Signed \_\_\_\_\_ Date \_\_\_\_\_ Phone: \_\_\_\_\_

*Comments for any item may be continued on an attached sheet*





Historic Resources of San Marcos  
San Marcos, Hays County, Texas

#17. Ragsdale-Jackman-Yarbrough House

Photo by Lissa Anderson, July, 1982.  
Negative property of HASM, on file at SMPL.

Northwest facade, camera facing southeast.  
Photo 73 of 150.



Historic Resources of San Marcos  
San Marcos, Hays County, Texas

#17. Ragsdale-Jackman-Yarbrough House

Photo by Lissa Anderson, July, 1982.  
Negative property of HASM, on file at SMPL.

West oblique, camera facing east.  
Photo 74 of 150.



Please refer to the map in the  
Multiple Property Cover Sheet  
for this property

Multiple Property Cover Sheet Reference Number: 64000853

Berridge continuous coil coating line in  
 Antonio, TX. Berridge Premium and  
 allic colors require a nominal surcharge.

### Standard Colors



### Premium Colors

Premium colors require a nominal surcharge.



### Metallic Colors

Berridge metallic colors are premium finishes which require a nominal surcharge.



### Natural Metal Finish

Acrylic-Coated is a coated sheet combines the corrosion resistance of GALVALUME® steel clear, organic resin on top side and bottom GALVALUME® substrate.



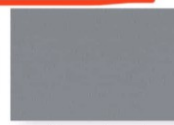
Acrylic-Coated Galvalume



Zinc-Cote™



Lead-Cote™



Prewathered Galvalume

IMC Technical department at Technical@Berridge.com for LEED and Energy Star compliance information. In the printing process, please request actual color chips for accurate color viewing.



Client & Downloads

Options

Berridge Color Chart

OR-TEN AZP® Raw

Woodgrain Print Pattern Finishes



### Section C.3.3.6 Roof Form and Details

- A.** Roof forms and materials are an important feature in defining the character of the house and neighborhood. House styles and periods of construction influence the form of the roof. The simple gable roof form is found on Folk Victorian, Craftsman and contemporary styles such as Ranch. More complicated roof structures include a combination of hip, gable, dormers, turrets, towers and are found on Victorian style houses.
- B.** The shape and slope of a roof has a significant impact on how the building addresses the street. A gable roof which faces the street has a stronger presence and is more inviting than a gable roof that runs parallel to the street. In the case of the latter, the roof is sloping away from the viewer. The amount of slope, also known as the roof pitch, reflects the style of the house. Steep pitches are found on Victorian and Tudor styles, while lower pitched roofs are found on Ranch and Craftsman style houses.
- C.** Roofs are the one part of a house, which may need to be replaced rather than repaired. Roof repairs are often temporary and a new roof will be necessary at some point in the future. A roof leak may actually be a “flashing” leak around a chimney or vent pipe. Flashing is usually a metal material intended to seal the joint where the roof might have openings, such as vents, or connections to another part of the roof such as a dormer. For historical accuracy, replace the deteriorated roofing with a material that matches the original in composition and profile. A non-original roof that does not leak is better than an original roof that does. However, select an alternative that closely resembles the type of roof that might have been on another house constructed during a similar time period. In San Marcos it is not uncommon for one house to have multiple roofing materials. As roofing materials have deteriorated, they have been replaced with alternative materials. A house may have a standing seam roof on one portion and composition shingle on another.
- D.** Roof details vary from style to architectural style. Truly ornate details, such as consoles and dentils appear at the roof line of some Neoclassical and Victorian examples while very few roof detail appears on modest Victorian and Tudor styles. The one feature which appears on houses of all historic styles is the dormer. Dormers appear in different sizes, shapes and materials. Some have windows while others have attic vents but they help to provide visual continuity to the neighborhood and scale to the roof.
- E.** A variety of roofing materials have been installed in San Marcos. Composition shingle is the most common, economical roofing material. There are a variety of metal roofing materials installed, including historic standing seam metal to pre-furnished corrugated metal sheets. Clay tile is a character and style defining material with only one example in the Belvin Street Historical District. Several houses are covered with asbestos shingles or tiles which are no longer manufactured. These shingles have a distinctive dimension and profile and should be retained if possible. If replacement is necessary, there are composition shingles and concrete tile which closely replicate the asbestos material in pattern and profile. Another consideration might be to reinstall unbroken shingles to the roof which faces the street and install a composition roof of similar color to the less visible portions of the house. While asbestos shingles do not pose an environmental or health threat while used as a roof material, their disposal will be subject to special consideration. Check with local authorities for proper disposal sites.
- F.** The following guidelines are recommended:
  - 1.** Maintenance of the roof and flashing is important. In the event replacement is necessary, select a roofing material that is compatible to the design of the house.
  - 2.** Maintain the original details of a house and avoid adding details that did not exist originally.
  - 3.** If attic space is converted to living space, retain the original roof pitch when adding dormers and roof additions to avoid a “pop-up” appearance.
  - 4.** Maintain the flashing where the roof meets the wall.

remove some stains. Consult a knowledgeable contractor or the Texas Historical Commission for more information.

6. Avoid installing brick or block where these materials were not originally used.
7. Avoid installing brick on the walls of a house that originally had wood siding. To install brick over wood siding changes the character of the house and can destroy the wood beneath.



**Brick with stone accents (727 W Hopkins Street)**



**Brick used in sidewalk (716 Belvin St)**



**Rough faced concrete block (1024 W San Antonio St)**

### **Section C.3.4.2 Metal**

- A. The primary use of metal on historic residential homes in San Marcos was as a roofing or roof related decoration such as cresting and weathervanes. Standing seam metal roofing, which is found on many houses in South Texas, is evident in the historic areas of San Marcos. This type of metal roof was well adapted to odd shapes or projections. Historically, metal roofs were made by folding metal sheets together creating a vertical "seam". The pans were formed from Galvanized steel sheets in a sheet metal shop and could be designed to fit roofs such as turrets. The roofer turned the seams over and the seams were then soldered to form a watertight barrier.
- B. Pressed metal shingles were manufactured and installed as a roofing material in the late 1800s, and are seen on several residential buildings. These materials were also formed from galvanized steel and were premanufactured in St. Louis, Kansas City, and other large industrial areas. Pressed metal has been installed as a skirting material on some houses, but was probably not an original material.
- C. Corrugated metal roofs were also commonly used in Texas. As in standing seam roofs their limitation was due to the fact that lengths were limited to 8 feet which caused numerous end laps, and on larger houses increased chances of roof leaks. Corrugated roofing is found on houses, garages, barns, and other outbuildings. Newer sheet metal profiles such as "V" crimp and pre-finished metal standing seam have been added to older houses as repairs are made.
- D. Ornamental iron, although used during the period on commercial structures, was not commonly used for residential construction. Cast iron is not evident in the San Marcos Historic Districts.
- E. Metal windows were used in residential applications in the 1930s, and are evident on a few houses in the historic districts.
- F. The following guidelines are recommended:
  1. Replace deteriorated metal with new primed or pre-finished metal of the same or compatible material. Pressed metal shingles are still manufactured and can be replaced in localized areas as needed.
  2. Re-install decorative roof details, such as cresting, when replacing the primary roofing material.

3. Avoid installing an inappropriately scaled metal roofing material on a house that did not have a metal roof originally. Many of the current metal roofs have an industrial appearance and should be avoided.
4. Fabricated metal should not replace other materials such as wood columns.
5. Metal windows should not replace wood windows.
6. Avoid installing decorative metal iron work over windows that did not include them in the original design.
7. Avoid installing a pressed metal skirt where one did not previously exist.



One of many standing seam metal roofs in San Marcos (221 Johnson Ave)

1. Replace deteriorated stone with stone that matches the original in color and texture.
2. If a wall has deteriorated or is missing mortar it should be replaced with mortar of the same composition as the original in composition and color. Portland cement, or masons mortar is too hard and will cause the stone to deteriorate and crumble.
3. It is not recommended that stone be added to the foundation or face of a house because this changes the original integrity of the house.
4. Retain stone walls and drainage beds.
5. Use stone as a site design material such as walks, walls and planter beds.



Historic application with stone exterior (809 Belvin St)

### Section C.3.4.3 Stone

- A. Stone is used most commonly in the two historic residential districts of San Marcos as a material for foundations and retaining walls. The stone was cut from locally quarried limestone block and was used in conjunction with a soft, lime mortar because of its natural softness. Field stone or rubble stone (stone not cut into a rectangular shape) was used in the construction of walls or curbs in front of houses. This stone, even though a harder consistency, was held together with a lime mortar. Similar stone was also used in the drainage beds of the water runoff systems in the area. Stone was not used as a veneer material or skin of the houses in the Belvin Street or San Antonio Street Historical Districts. However, several newer houses in the San Antonio Street Historical District are clad in various types and patterns of stone. In these two districts, only one historic home still in existence, had been constructed with stone as the primary exterior material.
- B. The following guidelines are recommended:

### Section C.3.4.4 Stucco

- A. Stucco, also called cement plaster, is a hardened cementitious paste which is applied over a wire mesh or lath. It creates an exterior wall surface which can be made smooth or can have a sculpted texture. Stucco has no dimension or shape of its own but can be used to form many shapes.
- B. The historic districts of San Marcos have only a few stucco houses. This would have been a building material of the 1920's and 1930's and appears on Tudor style houses and as detail treatment on a few other examples. Small cracks are an



# CERTIFICATE OF APPROPRIATENESS APPLICATION FORM

Updated: September, 2020



## CONTACT INFORMATION

Applicant's Name	Ron Balderach	Property Owner	Stephen & Alicia Dasso
Company	Balderach & Co., Inc.	Company	
Applicant's Mailing Address		Owner's Mailing Address	621 W San Antonio St San Marcos, TX 78666
Applicant's Phone #	(512) 426-8494	Owner's Phone #	(650)703-3741
Applicant's Email	balderacharchitect@gmail.com	Owner's Email	sadasso@gmail.com

## PROPERTY INFORMATION

Address of Proposed Work: 621 W San Antonio St, San Marcos, TX 78666

Historic District: San Antonio Street

Tax ID #: R 24605

Legal Description: Lot K1 NE PT OF 1 & NW PT

Block 2

Subdivision D S COMBS 9-34

Historical Designation(s) of Property, if applicable:

☒ National Register of Historic Places ☒ Recorded Texas Historic Landmark

## DESCRIPTION OF PROPOSED WORK

Please use this space to summarize the proposed work (Please be specific. Use additional pages if necessary.)

We would like to replace the existing rust red composition roof with a standing seam silver-gray color roof.  
Replace existing red composition roof with natural metal finish  
standing seam roof 1" double lock 18" wide seams.  
PFB

## AUTHORIZATION

Applicants or their agent are advised to attend the meeting to present information to the Historic Preservation Committee and to answer any questions the Historic Preservation Committee may have regarding the project. Failure to attend an HPC meeting may result in postponement or denial of the application.

I certify that the information on this application is complete and accurate. I understand the fees and the process for this application. I understand my responsibility, as the applicant, to be present at meetings regarding this request.

Filing Fee \$0

Technology Fee \$13

TOTAL COST \$13

Submittal of this digital Application shall constitute as acknowledgement and authorization to process this request.

**APPLY ONLINE – [WWW.MYGOVERNMENTONLINE.ORG/](http://WWW.MYGOVERNMENTONLINE.ORG/)**





## CHECKLIST FOR CERTIFICATE OF APPROPRIATENESS APPLICATION

The following items are requested for consideration of this application. These and additional items may be required, at the request of the Department, in order to determine the application complete and filed.	Comments
<p><i>Pre-development meeting with staff is required unless waived by the Responsible Official</i></p> <p>NA • Please visit <a href="http://sanmarcostx.gov/1123/Pre-Development-Meetings">http://sanmarcostx.gov/1123/Pre-Development-Meetings</a> to schedule, or email <a href="mailto:planninginfo@sanmarcostx.gov">planninginfo@sanmarcostx.gov</a> with any questions.</p>	
<input checked="" type="checkbox"/> Completed Application for Certificate of Appropriateness	
<input checked="" type="checkbox"/> Detailed description of all proposed activities to be undertaken in the historic district or at the historic landmark	<p>Replace composition roof with natural finish standing seam</p>
<input type="checkbox"/> Photograph(s) of the property and area of alteration	
<p>Scaled drawing illustrating all proposed activities, including:</p> <input type="checkbox"/> <ul style="list-style-type: none"> <li>• Building Elevations showing the proposed change</li> <li>• Exterior Building Material Description (consider providing a sample or photograph)</li> <li>• Site Plan</li> </ul>	
<input checked="" type="checkbox"/> Notification Authorization	
<input checked="" type="checkbox"/> Authorization to represent the property owner, if the applicant is not the owner	
<input type="checkbox"/> Applications for signs must include a City Sign Permit application & diagram of the sign with dimensions	
<input checked="" type="checkbox"/> Application Filing Fee    \$0 <input checked="" type="checkbox"/> Technology Fee            \$13 OK	
<p><b>**San Marcos Development Code Section 2.3.1.1(C): "Every application accepted by the responsible official for filing shall be subject to a determination of completeness...the responsible official is not required to review an application unless it is complete..."</b></p>	

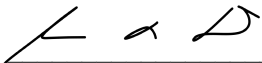


## AGREEMENT TO THE PLACEMENT OF NOTIFICATION SIGNS AND ACKNOWLEDGEMENT OF NOTIFICATION REQUIREMENTS

The City of San Marcos Development Code requires public notification in the form of notification signs on the subject property, published notice, and / or personal notice based on the type of application presented to the Planning Commission and / or City Council.

- Notification Signs: if required by code, staff shall place notification signs on each street adjacent to the subject property and must be placed in a visible, unobstructed location near the property line. It is unlawful for a person to alter any notification sign, or to remove it while the request is pending. However, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements. ***It shall be the responsibility of the applicant to periodically check sign locations to verify that the signs remain in place had have not been vandalized or removed. The applicant shall immediately notify the responsible official of any missing or defective signs. It is unlawful for a person to alter any notification sign, or to remove it while the case is pending; however, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements.***
- Published Notice: if required by code, staff shall publish a notice in a newspaper of general circulation in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be published it may be at the expense of the applicant. The renotification fee shall be \$91 plus a \$13 technology fee.***
- Personal Notice: if required by code, staff shall mail personal notice in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be mailed it may be at the expense of the applicant. The renotification fee shall be \$91 plus a \$13 technology fee.***

*I have read the above statements and agree to the required public notification, as required, based on the attached application. The City's Planning and Development Services Department staff has my permission to place signs, as required, on the property and I will notify City staff if the sign(s) is/are damaged, moved or removed. I understand the process of notification and public hearing and hereby submit the attached application for review by the City.*

Signature:  \_\_\_\_\_

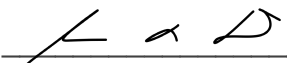
Date: 10/07/2021 \_\_\_\_\_

Print Name: Stephen Dasso

## PROPERTY OWNER AUTHORIZATION

I, Stephen Dasso (owner name) on behalf of  
\_\_\_\_\_  
(company, if applicable) acknowledge that I/we  
am/are the rightful owner of the property located at  
621 W San Antonio St, San Marcos, TX 78666 (address).

I hereby authorize Ron Balderach (agent name) on behalf of  
Balderach & Co., Inc. (agent company) to file this application for  
Certificate of Appropriateness (application type), and, if necessary, to work with  
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner:  Date: 10/07/2021

Printed Name, Title: Stephen Dasso, Owner

Signature of Agent:  Date: 

Printed Name, Title: Ron Balderach, Architect



## PLANNING AND DEVELOPMENT SERVICES

**TO:** Historic Preservation Commission  
**FROM:** Alison Brake, CNU-A, Historic Preservation Officer  
**DATE:** October 20, 2021  
**RE:** **AGENDA ITEM 4: MERRIMAN CABIN NARRATIVE**

---

At the October regular meeting, Commissioner Perkins asked for a discussion on the narrative surrounding the Merriman Cabin. The Merriman Cabin, located at 400 East Hopkins in Juan Veramendi Historical Plaza, was designated a local historic landmark on April 12, 2004 (Ordinance 2004-16).

Staff reviewed past files and found the following narrative on the Merriman Cabin that had been presented to City Council at the time of designation:

*Circuit riding physician, Dr. Eli Merriman, built this two-peg log cabin in 1846 for himself, his wife Janette, and their 6 children. The cabin, made of hand-hewn cypress, cedar, and oak logs, functioned as a clinic and operating room in addition to being the doctor's family residence. When Dr. Merriman was named Postmaster of San Marcos, it is believed that the cabin also served as the first post office for the town.*

*The cabin originally stood near Hopkins Street and Edward Gary, where the Goodyear store is today. In the early 1960's, it became part of the Aquarena Springs Texana Village attraction, and was acquired by Southwest Texas State University in the purchase of Aquarena Springs. The University gifted the Merriman Cabin, one of San Marcos' oldest and most historically significant structures, to the Heritage Association of San Marcos under an agreement to relocate the cabin to a public site and restore it for use as a museum.*

*Today the Cabin is in Veramendi Plaza facing C.M. Allen. It was deeded to the City of San Marcos and is maintained by the Heritage Association as a public museum.*